

MAIL TO: City of Chula Vista  
Planning and Building Department  
276 Fourth Avenue  
Chula Vista, CA 91910  
Attn: Mary Venables

NOTICE OF AVAILABILITY  
OF PROPOSED MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Chula Vista is considering a recommendation that the project herein identified will have no significant unmitigated environmental impacts in compliance with Section 15070 of State CEQA Guidelines. A copy of the proposed Mitigated Negative Declaration (findings) is on file in the Chula Vista Planning and Building Department, Building 300, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910. This document is available for public review between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Anyone wishing to comment on the proposed Mitigated Negative Declaration should provide their written comments to the Chula Vista Planning and Building Department, 276 Fourth Avenue, Chula Vista, CA 91910 by June 15, 2006.

This proposed finding does not constitute approval or denial of the project itself; it only determines if the project could have a significant environmental impact. Projects that could have a significant impact must have an Environmental Impact Report prepared to evaluate those possible impacts in compliance with Section 15064 of State CEQA Guidelines.

If you wish to challenge the City’s action on this Mitigated Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in written correspondence.

For further information concerning this project, please contact Mary Venables at (619) 409-5928.

This notice is required to be filed with the County Clerk’s office for a period of not less than thirty (30) days.

ASSESSOR’S PARCEL NUMBERS: APN 592-200-1600

PROJECT LOCATION: 350 East H Street

PROJECT DESCRIPTION: Terra Nova Service Station and Car Wash

The .98-acre project site is located within the Terra Nova Plaza Shopping Center and is currently developed with a service station and convenience store. The project proposal consists of improvements to the existing service station including the addition of a 2,612 square foot enclosed carwash facility and expanding the existing convenience store from 756 square feet to 2,150 square feet. All construction would occur within the confines of the current footprint of the service station complex. To accommodate the new car wash facility, three (3) fuel pumps would be disconnected. The proposed project does not involve the removal or relocation of any underground storage tanks. The project site is located in the PC-C (Planned Community - Commercial) Zone and CR (Retail Commercial) General Plan land use designation.

DECISION-MAKING AUTHORITY: Planning Commission and Design Review Committee

INITIAL STUDY NO.: IS-05-015

DATE: May 17, 2006

